Appendices

Appendix 2 Costs Report

# **KAREENA PRIVATE HOSPITAL**

## Planning Application Order of Cost Estimate HASSEL DRAWINGS DATED 17 JUNE 2008

Functional Areas / Project Specifics         Unit         Ory         Rate         Cost         Remarks           Lower Gound Lavel         n         2         2         2         0         526,400           Cym Treatment/32 Berk/ADL         m2         240         2.440         605,120           Cym Treatment/32 Berk/ADL         m2         285         1.800         446,500           Ground Floor         m2         2.85         1.800         446,500           Travial and Engineering         m2         1.320         2.610         3.445,200           Travial and Engineering         m2         1.320         2.810         3.445,200           Travial and Engineering         m2         1.200         3.445,200         1.5200         Asam Lightweight Constr           Administration         m2         44         780         3.320         1.500         Asam Lightweight Constr           Cool Plant         m2         2.18         1.700         3.70,800         Major Roluth           Cope Floor         m2         1.40         1.001.40         Major Roluth         1.001.440         Major Roluth           Dyselexity Floorescopy         m2         1.420         1.410         Major Roluth         1.001.440	HASSEL DRAWINGS DATED 17 JUNE 2000	D				
Lower Ground Level         nn         2 A40         2 Feb         5 A40           Gym Trawarment/22 Bel/ADL         nn         2 A40         605,120           Gym Trawarment/22 Bel/ADL         nn         2 A40         605,120           Traward Engineering         nn         2 A6         1,800         468,800           Ground Floor         nn         2 A12         2,210         3,445,200           Traward Engineering         nn         2 1,320         2,611         3,445,200           Traward Engineering         nn         2 1,320         3,445,200            Traward Engineering         nn         2 1,320         3,445,200            Administration         nn         2 1,320         115,200         Assm Lightweight Constn           Second Floor         nn         2 301         13,801         0,80,80         Assm Lightweight Constn           Traward Engineering         nn         2 44         780         344,320            Administration         nn         2 440         1,700         30,800         Assm Lightweight Constn           Traward Engineering         nn         2 148         1,700         370,600         Mains Reinth           Cored Dari	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Remarks
Lower Ground Level         nn         2 /240         2 /440         6 /25, 20           Gym Traveland Existence         nn         2 /248         2 /440         6 /25, 20           Gym Travel and Engineering         nn         2 /26         1, 800         46, 800           Ground Floor         nn         2 /26         1, 800         46, 800           Travel and Engineering         nn         2 /120         2, 610         3, 445, 200           Travel and Engineering         nn         2 /130         3, 445, 200           Travel and Engineering         nn         2 /130         3, 445, 200           Travel and Engineering         nn         2 /130         3, 445, 200           Administration         nn         2 /130         3, 445, 200           Code Plant         nn         2 /130         1/152, 200         Assm Lightweight Constin           Second Floor         nn         2 /130         1/152, 200         Assm Lightweight Constin           Travel and Engineering         nn         2 /140         1, 1000, 140         Major Refurb           Refurbitment         nn         2 /170         1, 100, 140         Major Refurb           Theatres Recovery         nn         2 /170         1, 130, 130, 1600	Now Build					
Inplatent Unit         m2         240         2.610         626.400           Mynt Toetmervik 20 kelv ADL         m2         248         2.440         168.360           Traval and Engineering         m2         25         1.800         46.800           Ground Floor         m2         25         1.800         46.800           Traval and Engineering         m2         1.320         2.610         3.445.200           Traval and Engineering         m2         33         1.800         59.400           First Floor         m2         33         1.800         59.400           And Engineering         m2         33         1.800         59.400           And Engineering         m2         30         1.800         59.400           And Engineering         m2         400         2.430         972.000           Open Plant         m2         400         2.430         972.000           Roof Plant         m2         400         2.430         972.000           Roof Plant         m2         1.700         370.600         Assm Lightweight Constn           Travel and Engineering         m2         1.700         370.600         Asstr           Roof Plant						
Gym/Trademet/2.22 Bei/JADL         m2         248         2,440         605,120           Hydatherapy Pool in Plant         m2         26         1,400         166,360           Travel and Engineering         m2         1,200         2,610         3,445,200           Travel and Engineering         m2         128         3,200         443,200           Travel and Engineering         m2         1320         2,610         3,445,200           Travel and Engineering         m2         33         1,800         59,400           First Foor         m2         33         1,800         59,400           Roof Plant         m2         430         972,000         0           Open Plant         m2         447         780         34,320           Roof Plant         m2         50         1,200         448,000         Asam Lightweight Constant           Travel and Engineering         m2         218         1,700         370,600         Maior Refurb           Travel and Engineering         m2         218         1,700         370,600         Maior Refurb           Travel and Engineering         m2         218         1,100         140,400,704         Maior Refurb           Travel an		m?	240	2 610	626 400	
Hydratherapy Pool inc Plant         n2         69         2,440         168,360           Ground Floor         n2         28         1,800         46,800           Inpatient Unit         n2         13.20         2,610         3,445,200           Theatres Expansion         n2         13.30         3,445,200         Statument           First Floor         n2         33         1,800         59,400           Fract Floor         n2         33         1,800         59,400           Second Floor         n2         90         1,280         J,844,200           Administration         n2         400         2,430         Statument           Administration         n2         56         1,800         Maxin Lightweight Constr           Travel and Engineering         n2         56         1,800         Assatument           Cord Plant         n2         474         2,110         1,000,140         Major Rafurb           Cord Plant         n2         1,40         1,43,440         Carritors Atment           Cord Plant         n2         2,10         1,400         143,440         Carritors Atment           Day Bods Encloscopy         n2         125         1,10						
Taval and Engineering         m2         28         1.800         46.800           Inpatient Unit         m2         1.320         2,610         3,445,200           Travel and Engineering         m2         33         1,800         59,400           First Floor         Image international internatinternational inter						
Ground Floar         Image of the second						
Inpatient Unit         m2         1,220         2,610         3,445,200           Travel and Engineering         m2         33         1,800         59,400           Travel and Engineering         m2         33         1,800         59,400           Travel and Engineering         m2         33         1,800         59,400           Roof Plant         m2         90         1,280         5,410         3,445,200           Travel and Engineering         m2         90         1,280         5,200         400           Second Floor          44         780         34,320         5,810,400           Roof Plant         m2         56         1,800         100,800         Assn Lightweight Constn           Travel and Engineering         m2         218         1,700         370,600         Major Relub           Inpatient Unit         m2         218         1,700         370,600         Major Relub           Day Beds/Endescopy         m2         126         1,140         143,540         Caradors - Minor Relub           Day Beds/Endescopy         m2         1,22         500         1,120         S4,440         Caradors - Minor Relub           Day Beds/Endescopy         m2		mz	20	1,800	46,800	
Theatres Expansion         m2         126         3.200         403.200           First Proor         99.400         59.400           First Proor         m2         3.3         1.800         59.400           Travel and Engineering         m2         3.3         1.800         59.400           Acord Plant         m2         3.0         1.800         Assm Lightweight Constn           Second Floor         m2         444         780         34.320           Administration         m2         456         1,800         Assm Lightweight Constn           Travel and Engineering         m2         556         1,800         Assm Lightweight Constn           Travel and Engineering         m2         56         1,800         Assm Lightweight Constn           Fedtralishment         m2         218         1,700         370.600         Major Refurb           Lower Ground Level         m2         174         2,110         1,000.140         Major Refurb           Day Bods/Endoscopy         m2         174         2,110         143.840         Ground Refurb           Day Bods/Endoscopy         m2         355         2,110         143.840         Ground Refurb           Day Bods/Endoscopy         <			4 000	0.010	2 4 4 5 200	
Tavel and Engineering         n2         33         1.800         59,400           Inpatient Unit         m2         33         1.800         59,400           Roof Plant         m2         90         1.280         519,400           Roof Plant         m2         90         1.280         572,000           Open Plant         m2         440         780         34,320           Roof Plant         m2         350         1.280         448,000         Assm Lightweight Constn           Taval and Engineering         m2         350         1.280         448,000         Assm Lightweight Constn           Taval and Engineering         m2         370,600         Major Refub         Data           Inpatient Unit         m2         218         1,700         370,600         Major Refub           Theatres/Recovery         m2         2126         1,140         143,640         Condors - Minor Refub           Day Bods/Endoscopy         m2         35         2,110         T44,055         Major Refub           Day Bods/Endoscopy         m2         120         900         108,000         Minor Refub           Day Bods/Endoscopy         m2         120         900         108,000						
First Floor         1.320         2.610         3.445 200           Travel and Engineering         m.2         3.3         1.800         59.400           Second Floor         m.2         90         1.280         115.200         Assm Lightweight Constn           Second Floor         m.2         44         780         343.20         100.800           Open Plant         m.2         44         780         344.200         Assm Lightweight Constn           Refurbishment         m.2         56         1.800         100.800         100.800           Perfurbishment         m.2         56         1.800         1000.800         Major Refurb           Theatres/Recovery         m.2         248         1.700         370.600         Major Refurb           Day Bods/Endoscopy         m.2         245         1.140         1.43.640         Controls         Major Refurb           Day Bods/Endoscopy         m.2         355         2.110         74.8000         Major Refurb           Day Bods/Endoscopy         m.2         5772         \$ 13.040.722         Stotdown Refurb           Day Bods/Endoscopy         m.2         5772         \$ 13.040.722         Stotdown Refurb           Day Bods/Endoscopy						
Inpatient Unit         n.2         1,202         2,610         3,445,200           Rod Plant         n.2         90         1,280         115,200         Assm Lightweight Constn           Second Floor         n.2         400         2,430         972,000         Assm Lightweight Constn           Administration         n.2         400         2,430         972,000         Assm Lightweight Constn           Travel and Engineering         m.2         350         1,280         448,000         Assm Lightweight Constn           Ford Plant         m.2         350         1,280         448,000         Assm Lightweight Constn           Frarel and Engineering         m.2         256         1,800         100,800         Major Relutb           Corrend Level         m.2         1,40         1,43,040         Correns - Minor Relutb           Day Bads Endoscopy         m.2         455         1,140         1,300         Major Relutb           Day Bads Endoscopy         m.2         30         1,120         554,400         Minor Relutb           Day Bads Endoscopy         m.2         50         1,120         554,400         Minor Relutb           Day Bads Endoscopy         m.2         500         1,20         33,152		mΖ	33	1,800	59,400	
Travel and Engineering         m2         33         1,800         1,1800         115,200         Assm Lightweight Constn           Second Floor         m2         90         1,280         115,200         Assm Lightweight Constn           Administration         m2         44         780         34,320         94,320           Open Flant         m2         56         1,800         100,800         Assm Lightweight Constn           Travel and Engineering         m2         56         1,800         100,0140         Major Refurb           Cover Grand Level         m2         218         1,700         1000,140         Major Refurb           Theatras/Recovery         m2         474         2,110         1,000,140         Major Refurb           Day BadSI-Endoscopy         m2         474         2,110         1,000,140         Major Refurb           Day BadSI-Endoscopy         m2         30         1,120         331,52         Minor Refurb           Discharg Lounge         m2         50         1,120         331,52         Minor Refurb           Gross FUNCTIONAL COST (G.F.C.) July 2007         m2         57,70         5         13,400,4022           Problect Specifics         stacoantor Refurb         m2			4 000	0.040	0.445.000	
Roof Plant         m2         90         1.280         115.200         Assm Lightweight Constn           Administration         m2         400         2.430         972,000           Open Plant         m2         440         780         343.30           Roof Plant         m2         350         1.280         448,000         Assm Lightweight Constn           Travel and Engineering         m2         56         1.800         448,000         Assm Lightweight Constn           Travel and Engineering         m2         218         1.700         370,600         Major Refurb           Cover Ground Foor         m2         126         1.140         143,640         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2.110         748,060         Major Refurb           Day Beds/Endoscopy         m2         30         1.120         35,150         Minor Refurb           Dashage Longneering         m2         30         1.120         33,150         Minor Refurb           Dashage Endoscopy         m2         460         1.25         57,500         Minor Refurb           Dashage Endoscopy         m2         2.890         30         86,700         Excavated capraking, etc.						
Second Floor         440         972.000           Open Plant         m2         44         780         34.320           Open Plant         m2         56         1.800         100,800           Refurbishment         m2         56         1.800         100,800           Inpatient Unit         m2         56         1.800         100,800           Ground Floor         m2         1         1,000,140         Major Refurb           Theatras/Recovery         m2         126         1,140         1143,404         Carridors - Mnor Refurb           Day BedS/Endoscopy         m2         335         2,110         749,050         Major Refurb           Day BedS/Endoscopy         m2         300         1,120         53,440         Mnor Refurb           Day BedS/Endoscopy         m2         300         1,120         53,450         Mnor Refurb           Discharge Lounge         m2         300         1,120         33,000         Mnor Refurb           GROSS FUNCTIONAL COST (G.F.C.) @ July 2007         P         P         7,500         Mnor Refurb           Demolition         m2         460         125         57,500         Noner Refurb           Site Clearance         It						
Administration         m2         400         2.430         972.000           Open Plant         m2         34.320         Assm Lightweight Constn           Rod Plant         m2         350         1.280         446,000         Assm Lightweight Constn           Rod Plant         m2         350         1.280         446,000         Assm Lightweight Constn           Inpatient Unit         m2         256         1.800         100.800         Major Refurb           Ground Floor         m2         170         370,600         Major Refurb           Theatres/Recovery         m2         174         1,140         Major Refurb           Day Bods/Endoscopy         m2         155         1,140         51,300         Oxids 9-13 - Minor Refurb           Day Bods/Endoscopy         m2         50         1,120         55,440         Minor Refurb           Discharge Lounge         m2         30         1,120         55,440         Minor Refurb           Site Clearance         ltem         20,000         Minor Refurb         Minor Refurb           Demolition         m2         5,750         Domolition         7,500         Exavatoro to Refurb           Site Clearance         ltem         20,000		m2	90	1,280	115,200	Assm Lightweight Constn
Open Plant         m2         44         780         34.320           Rod Plant         m2         350         1.280         448.000         Assm Lightweight Constn           Travel and Engineering         m2         56         1.800         100.800         Assm Lightweight Constn           Cover Ground Level           370.600         Major Refurb           Inpatient Unit         m2         174         2,110         1.000.140         Major Refurb           Theatres/Recovery         m2         126         1,140         1.43,640         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         749,050         Major Refurb           Day Beds/Endoscopy         m2         50         1,120         53.412         Minor Refurb           Discharge Lounge         m2         50         1,120         53.412         Minor Refurb           Travel and Engineering         m2         50         1,200         33.452         Minor Refurb           Discharge Lounge         m2         50         1,800         Minor Refurb         Minor Refurb           Travel and Engineering         m2         50         180.000         Minor Refurb         Minor Refurb						
Fixed Plant         m2         350         1.280         448,000         Assm Lightweight Constn           Travel and Engineering         m2         56         1.800         100,800         Assm Lightweight Constn           Inpatient Unit         m2         218         1,700         370,600         Major Refurb           Ground Floor         m2         174         2,110         1.000,140         Major Refurb           Day Bods/Endoscopy         m2         1726         1,140         143,640         Corridors - Minor Refurb           Day Bods/Endoscopy         m2         50         1,120         55,440         Minor Refurb           Day Bods/Endoscopy         m2         50         1,120         55,440         Minor Refurb           Discharge Lounge         m2         30         1,120         33,152         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5.772         \$ 13,040,722         PROJECT SPECIFICS           Siteworks         m2         2.890         30         86,700         Minor Refurb           Demolicin Residential Property         Item         7,500         Exavatoro to Refurb 125         57,500           Demolicin Residential Property         Item         7,500         <						
Travel and Engineering         m2         56         1,800         100,800           Lower Ground Level         m2         218         1,700         370,600         Major Refurb           Inpatient Unit         m2         218         1,700         370,600         Major Refurb           Theatres/Recovery         m2         126         1,440         13,840         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         749,050         Major Refurb           Day Beds/Endoscopy         m2         355         1,140         51,300         Cubes 9-13 - Minor Refurb           Discharge Lounge         m2         50         1,120         55,440         Minor Refurb           Travel and Engineering         m2         50         1,120         53,440         Minor Refurb           Stere Clearance         Item         2,000         Minor Refurb         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,772         \$ 13,040,722           Stere Clearance         Item         7,500         Residential Property         Item         7,500           Demolition         m2         2,880         30         86,700         88,750         Assm part inter	•					
Perform         Number of the second sec			350			Assm Lightweight Constn
Lower Ground Level         m2         218         1,700         370,600         Major Refurb           Inpatient Unit         m2         474         2,110         1,000,140         Major Refurb           Theatres/Recovery         m2         126         1,140         143,640         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         749,050         Major Refurb           Day Beds/Endoscopy         m2         45         1,140         53,400         Minor Refurb           Discharge Lounge         m2         30         1,120         53,440         Minor Refurb           Travel and Engineering         m2         10         900         108,000         Minor Refurb           Siteovris         mare and Engineering         m2         10         900         108,000         Minor Refurb           Siteovris         s         1,040,722         \$ 13,040,722         PROLECT SPECIFICS         Siteovris         Siteovris         7,500           Break up exig carparking, etc.         m2         2,890         30         86,700         24,000           Imported Fill to Parking Areas         m3         5,600         40         42,000         1660         -	Travel and Engineering	m2	56	1,800	100,800	
Inpatient Unit         m2         218         1,700         370,600         Major Refurb           Ground Floor         m2         174         2,110         1,000,140         Major Refurb           Theatres/Recovery         m2         126         1,140         143,640         Coridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         1440         51,300         Cubs P-13 - Minor Refurb           Day Beds/Endoscopy         m2         455         1,140         51,300         Cubs P-13 - Minor Refurb           Admissions         m2         500         1,120         333,400         Cubs P-13 - Minor Refurb           GROSE FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,72         \$ 13,040,722           PROJECT SPECIFICS         Site Clearance         Item         2,000         Minor Refurb           Demolisin Residential Property         Item         7,500         Break up extg carparking, etc.         m2         7,50         Break up extg carparking, etc.         m2         7,50         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         10,455         Courtyards         Car Parking or grade         m2         300         35,600         Assm part interlocking bl	Refurbishment					
Ground Floor         matters/Recovery         m2         474         2,110         1,000,140         Major Refurb           Day Beds/Endoscopy         m2         126         1,140         143,640         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         748,050         Major Refurb           Admissions         m2         50         1,120         53,440         Minor Refurb           Discharge Lounge         m2         30         1,120         33,152         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C.) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Steenorits         20,000         Demolition         20,000           Demolition         m2         460         125         57,500           Demolition         m2         70         160         10,455           Courtyards         m2         70         150         10,455           Solid fonce 1.7m high         m2         70         150         Allowance           Curtyards         m2         350         31,500         Alsem part interlocking block           Courtyards         m2         70         150         10,455         C	Lower Ground Level					
Theatres/Recovery         m2         474         2,110         1,000,140         Major Refurb           Theatres/Recovery         m2         126         1,140         143,640         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         749,050         Major Refurb           Day Beds/Endoscopy         m2         45         1,140         51,300         Cubs 9-13 - Minor Refurb           Admissions         m2         50         1,120         53,440         Minor Refurb           Discharge Lounge         m2         100         108,000         Minor Refurb           Travel and Engineering         m2         120         900         108,000         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Steworks         Steclearance         125         57,500           Demolish Residential Property         Item         7,500         86,700           Ercavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fills Parking Areas         m3         600         80         48,000           Car Parking on grade         m2         -         <	Inpatient Unit	m2	218	1,700	370,600	Major Refurb
Theatree/Recovery         m2         126         1,140         143,640         Corridors - Minor Refurb           Day Beds/Endoscopy         m2         355         2,110         749,050         Major Refurb           Day Beds/Endoscopy         m2         45         1,140         51,300         Cubs 9-13 - Minor Refurb           Discharge Lounge         m2         50         1,120         53,512         Minor Refurb           Discharge Lounge         m2         30         1,120         33,152         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C.) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Site Order         7,500         Previous         7,500           Demolition         m2         460         125         57,500           Demolition         m2         2,890         30         86,700           Exavation to Reduce Levels         m3         6,00         80         480,000           Retaining Walis         m2         70         150         10,455           Courtyards         m2         1,600         -         -           Car Park Ramp         m2         350         31,500         Alsono           New Crossing	Ground Floor					
Day Beds/Endoscopy         m2         355         2,110         749,050         Major Refurb           Day Beds/Endoscopy         m2         45         1,140         51,300         Cubs 9:13- Minor Refurb           Discharge Lounge         m2         30         1,120         55,440         Minor Refurb           Travel and Engineering         m2         30         1,120         33,152         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Siter Clearance         Item         20,000           Demolish Residential Property         Item         7,500           Break up extg carparking, etc.         m2         2,890         30         46,700           Excavator to Reduce Levels         m3         6,000         44,000         44,000           Retaining Walls         m2         375         4550         10,455           Courtyards         m2         -         1,600         -           Car Parking on grade         m2         3,530         250         882,500           Car Parking ong grade         m2         70         150         10,455           Pathi/Paved Areas/Steps (exit to Kingsway)         I	Theatres/Recovery	m2	474	2,110	1,000,140	Major Refurb
Day Beds/Endoscopy         m2         45         1,140         51,300         Cubs 9-13 - Minor Refurb           Admissions         m2         50         1,120         55,440         Minor Refurb           Discharge Lounge         m2         30         1,120         33,152         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Site         Item         20,000         20000	Theatres/Recovery	m2	126	1,140	143,640	Corridors - Minor Refurb
Admissions         m2         50         1,120         55,440         Minor Refurb           Discharge Lounge         m2         30         1,120         33,152         Minor Refurb           Travel and Engineering         m2         120         900         108,000         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C.) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Site Clearance         Item         20,000           Demolition         m2         460         125         57,500           Demolish Residential Property         Item         7,500             Solid fence 1.7m high         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         1,455             Courtyards         m2         90         350         31,500              New Crossing at Kingsway         Item         1         200,000         100.01         .             Lift to serve 2 levels         Item         1         20,000         Assumed            Solid fence 1.7m high	Day Beds/Endoscopy	m2	355	2,110	749,050	Major Refurb
Admissions         m2         50         1,120         55,440         Minor Refurb           Discharge Lounge         m2         30         1,120         33,152         Minor Refurb           Travel and Engineering         m2         120         900         108,000         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C.) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Site Clearance         Item         20,000           Demolition         m2         460         125         57,500           Demolish Residential Property         Item         7,500             Ercak up exitg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fills to Parking Areas         m3         5,600         4.800         Retaining Walls           Solid fence 1.7m high         m2         70         150         168,750         Assm part interlocking block           Car Parking on grade         m2         3,530         250         812,500         Assumed           Lift to serve 2 levels         Item         1         200,000         100,455 </td <td>Day Beds/Endoscopy</td> <td>m2</td> <td>45</td> <td>1,140</td> <td>51,300</td> <td>Cubs 9-13 - Minor Refurb</td>	Day Beds/Endoscopy	m2	45	1,140	51,300	Cubs 9-13 - Minor Refurb
Discorrege Lounge Travel and Engineering         m2 120         30         1,120 108,000         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2 5,772         \$ 13,040,722         \$ 13,040,722           PROJECT SPECIFICS         Site Clearance         Item         20,000         Demoliton           Demolition         m2 460         125         57,500         Demoliton           Demolition         m2 460         224,000         Item         7,500           Break up exity carparking, etc.         m2 2,890         30         86,700           Excavaton to Reduce Levels         m3 5,600         40         224,000           Imported Fill to Parking Areas         m3 600         80         48,000           Retaining Walls         m2 70         150         104,455           Courtyards         m2 -         1,600         -           Car Park Ramp         m2 90         350         31,500           New Crossing at Kingsway         Item         1         200,000         1No Lift deferred           External Signage         Item         150         104,655         Assumed           Solid fence 1.7m high         m2 70         150         104,655         PathsRamp           Reduces Parkes<	Admissions	m2	50	1,120	55,440	
Travel and Engineering         m2         120         900         108,000         Minor Refurb           GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS         Siteworks         20,000         Demolish Residential Property         Item         20,000           Demolish Residential Property         Item         7,500         20,000         Excavator to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         5,600         40         224,000         Assm part Interlocking block           Solid fence 1.7m high         m2         375         450         10,455         Courtyards         Assm part Interlocking block           Solid fence 1.7m high         m2         350         31,500         Allowance           Lift to serve 2 levels         Item         1         200,000         Allowance           Lift to serve 2 levels         Item         20,000         Assumed         Assumed           Solid fence 1.7m high         m2         70         150         10,455           Paths/Paved Areas/Steps (exit to Kingsway)         Item         20,000         Assumed           Solid fence 1.7m high         m2         70<	Discharge Lounge	m2	30	1,120	33,152	Minor Refurb
GROSS FUNCTIONAL COST (G.F.C) @ July 2007         m2         5,772         \$ 13,040,722           PROJECT SPECIFICS Siteworks         Site Clearance         Item         20,000           Demolition         m2         460         125         57,500           Demolish Residential Property         Item         7,500         7,500           Break up explaying, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         70         150         10,455           Cart Parking on grade         m2         -         1,600         -           Cart Park Ramp         m2         90         350         31,500           New Crossing at Kingsway         Item         1         200,000         Allowance           External Signage         Item         20,000         Allowance           Solid fence 1.7m high         m2         70         150         10,455           Park Ramp         m2         90         350         31,500           New Crossing at Kingsway         Item		m2				
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Siteworks         20,000           Site Clearance         Item         20,000           Demolition         m2         460         125         57,500           Demolish Residential Property         Item         7,500         125         57,500           Break up extg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         188,750         Assm part interlocking block           Solid fence 1.7m high         m2         -         1,600         -         -           Car Park Ramp         m2         90         350         31,500         Allowance           Lift to serve 2 levels         Item         1         200,000         200,000         1/10 Lift deferred           External Signage         Item         2         100         Assumed         Solid fence 1.7m high         m2         70         150         10,455           Paths/Paved Areas/Steps (exit to Kingsway)         Item         20,000         Allowance         Assumed	GROSS FUNCTIONAL COST (G.F.C) @ JUIY 2007	m2	5,772		\$ 13,040,722	-
Site Clearance         Item         20,000           Demolish Residential Property         Item         7,500           Break up extg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         10,455         Carparking on grade         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500         Nourance           Lift to serve 2 levels         Item         1         200,000         200,000         1No Lift deferred           External Signage         Item         1         200,000         Allowance         Nasumed           Solid fence 1.7m high         m2         70         150         10,455         Solid second 1.7m high         Allowance           Lift to serve 2 levels         Item         1         20,000         200,000         Allowance           E	PROJECT SPECIFICS					
Demolition         m2         460         125         57,500           Demolish Residential Property         Item         7,500           Break up extg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         10,455         Courtyards         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500         I/wance         Lift to serve 2 levels         Item         1         200,000         1/lowance           Lift to serve 2 levels         Item         1         200,000         1/lowance         Mawance           Solid fence 1.7m high         m2         70         150         10,455         External Signage         Item         20,000         Alowance           Valkway         m2         120         150         10,455         External Signage         Solid fence 1	Siteworks					
Demolish Residential Property         Item         7,500           Break up extg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         10,455           Courtyards         m2         -         1,600         -           Car Parking on grade         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500           New Crossing at Kingsway         Item         1         200,000         200,000         1No Lift deferred           External Signage         Item         1         200,000         200,000         Alowance           Valkway         m2         120         150         18,000         Item         20,000         Alowance           Valkway         m2         120         150         18,000         Item         50,000         As	Site Clearance	Item			20,000	
Demolish Residential Property         Item         7,500           Break up extg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         7         1,500         10,455           Car Parking on grade         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500           New Crossing at Kingsway         Item         1         200,000         200,000         1No Lift deferred           Lift to serve 2 levels         Item         1         200,000         200,000         Alowance           Solid fence 1.7m high         m2         70         150         10,455           Paths/Paved Areas/Steps (exit to Kingsway)         Item         20,000         Alowance           Walkway         m2         120         150         18,000           Landscaping         m2         500	Demolition	m2	460	125	57,500	
Break up extg carparking, etc.         m2         2,890         30         86,700           Excavaton to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         10,455           Courtyards         m2         -         1,600         -           Car Parking on grade         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500         Allowance           Lift to serve 2 levels         Item         1         200,000         200,000         1No Lift deferred           External Signage         Item         35,000         Assumed         Salid fence 1.7m high         m2         120         150         18,000           Landscaping         m2         120         150         18,000         Allowance           Subjended Landscape Zones         m2         500         350         175,000           Engineering Services         m2	Demolish Residential Property	Item				
Excavation to Reduce Levels         m3         5,600         40         224,000           Imported Fill to Parking Areas         m3         600         80         48,000           Retaining Walls         m2         375         450         168,750         Assm part interlocking block           Solid fence 1.7m high         m2         70         150         10,455           Courtyards         m2         -         1,600         -           Car Park Ramp         m2         3,530         250         882,500           New Crossing at Kingsway         Item         1         200,000         200,000         1No Lift deferred           External Signage         Item         1         200,000         200,000         Allowance           Solid fence 1.7m high         m2         70         150         10/455           Paths/Paved Areas/Steps (exit to Kingsway)         Item         20,000         Allowance           Lift to serve 2 levels         Item         500         350         175,000           Landscaping         m2         120         150         18,000           Landscaping         Item         50,000         Assumed           New Substation         Item         125,000		m2	2,890	30		
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Courtyards         m2         -         1,600         -           Car Parking on grade         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500           New Crossing at Kingsway         Item         15,000         Allowance           Lift to serve 2 levels         Item         200,000         200,000         1No Lift deferred           External Signage         Item         35,000         Assumed         Solid fence 1.7m high         m2         70         150         10,455           Paths/Paved Areas/Steps (exit to Kingsway)         Item         20,000         Allowance         Landscaping         Item         50,000         Assumed           Suspended Landscape Zones         m2         500         350         175,000         Assumed           Relocate Generator inc BWIC         Item         125,000         Assumed         Assumed           Relocate Generator inc BWIC         Item         150,000         Assumed           Services Diversions         Item         150,000         Assumed           External Lighting         Item         25,000         Assumed           NET BUILDING COST (N.B.C)         @ July 2007         \$ 15,576,082	-					, isom part interfeet ing breen
Car Parking on grade         m2         3,530         250         882,500           Car Park Ramp         m2         90         350         31,500           New Crossing at Kingsway         Item         15,000         Allowance           Lift to serve 2 levels         Item         1         200,000         1No Lift deferred           External Signage         Item         35,000         Assumed         Assumed           Solid fence 1.7m high         m2         70         150         10,455           Paths/Paved Areas/Steps (exit to Kingsway)         Item         20,000         Allowance           Walkway         m2         120         150         18,000           Landscaping         Item         50,000         Assumed           Suspended Landscape Zones         m2         500         350         175,000           Engineering Services         m2         500         350         175,000           PABX Expansion         Item         120,000         Assumed           New Substation         Item         25,000         Assumed           Relocate Generator inc BWIC         Item         150,000         Assumed           Services Diversions         Item         150,000         <	-				-	
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Margin     3.5%     635,115     Assm mid tier contractor			16 50/		2 570 054	Assem mid tion contractor
				N.B.C		
GROSS BUILDING COST (G.B.C)         @ July 2007         \$ 18,781,250			3.5%		035,115	
	GROSS BUILDING COST (G.B.C)	@ July	2007		\$ 18,781,250	_

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# **KAREENA PRIVATE HOSPITAL**

### Planning Application Order of Cost Estimate HASSEL DRAWINGS DATED 17 JUNE 2008

Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Remarks
GROSS BUILDING COST (G.B.C)			c/f	18,781,250	
PROJECT COSTS Land Costs Design Consultants Fee Hospital Commissioning/Relocation Costs	ltem	12%	G.B.C	- 2,253,750 -	Excluded Assm Hospital Cost
FF&E - General Equipment TOTAL CONSTRUCTION COST (T.C.C)	@ July	2007		-	Excld - sep Ramsay Cost -
CONTINGENCIES					-
Design Contingency		5%	T.C.C	1,051,750	
Construction Contingency		5%	T.C.C	1,051,750	
Escalation to March 09 mid-pt (BPI(EBA) 163.1 to 175.4F	)	7.5%	T.C.C	1,577,625	
TOTAL PROJECT COST (T.P.C)	@ End	Cost		\$ 24,716,125	-
			SAY	24,700,000	

### EXCLUSIONS:

1. GST

2. Authority and Legal Costs

3. Additional internal refuburishment to existing Mental Health Unit

4. Minor refurbishments to the existing Hospital for other departments

5. FF&E - separate Ramsay cost

6. 1No Lift deferred - shaft only provided.

Escalation allowance assumes completion by December 2009 (BPI Bulletin 135)

### OPTIONAL COSTS NOT INCLUDED ABOVE:

Net Building Costs exclusive of Prelims & Margin, Fees, FF&E & Contingencies	

EO for Terracotta façade to New Building	m2	1,610	250	402,500 Inpatient L1 & 2
New Air Conditioning for extg Theatres Area	m2	950	600	570,000 Excludes Day Beds/Endoscopy

